

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 BRENTWOOD PLACE ROXBURGH PARK VIC 3064

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Roxburgh Park

Period-from

30 May 2024

to

30 Nov 2024

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

41 ALMANDS AVENUE ROXBURGH PARK VIC 3064	\$490,000	24-Aug-24
42 KENNEDY PARADE ROXBURGH PARK VIC 3064	\$490,000	04-Nov-24
4 PARER WAY ROXBURGH PARK VIC 3064	\$500,000	17-Oct-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 December 2024



**41 ALMANDS AVENUE ROXBURGH
PARK VIC 3064**

3 2 2

Sold Price

^{RS} **\$490,000**

Sold Date **24-Aug-24**

Distance **0.79km**



**42 KENNEDY PARADE ROXBURGH
PARK VIC 3064**

3 3 2

Sold Price

Sold Date **04-Nov-24**

Distance **0.83km**



**4 PARER WAY ROXBURGH PARK
VIC 3064**

3 2 2

Sold Price

\$500,000

Sold Date **17-Oct-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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